

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

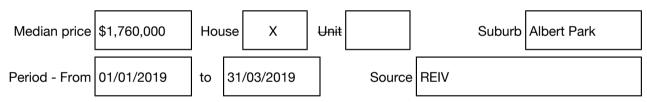
ss 5 Herbert Place, Albert Park Vic 3206 d le

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$915,000	&	\$950,000

#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	383 Princes St PORT MELBOURNE 3207	\$945,000	14/03/2019
2	65 Carter St MIDDLE PARK 3206	\$915,000	25/03/2019
3	8 Barrett St ALBERT PARK 3206	\$900,000	08/04/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Strata Unit/Flat Land Size: 104 sqm approx Agent Comments

**Indicative Selling Price** \$915,000 - \$950,000 Median House Price March quarter 2019: \$1,760,000

## **Comparable Properties**



383 Princes St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$945,000 Method: Private Sale Date: 14/03/2019 Rooms: -Property Type: House

65 Carter St MIDDLE PARK 3206 (VG)

Agent Comments



Price: \$915,000 Method: Sale Date: 25/03/2019 Rooms: -Property Type: House (Res) Land Size: 115 sqm approx

8 Barrett St ALBERT PARK 3206 (VG)

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Agent Comments



Price: \$900,000 Method: Sale Date: 08/04/2019 Rooms: -Property Type: House (Res) Land Size: 216 sqm approx

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